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**Trevenson Park,  
Pool, Redruth**

**£285,000  
Freehold**





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## Property Introduction

A fine example of these modern recently constructed properties, situated in Trevenson Park with this particular home located in a tucked away position within a cul-de-sac.

Upon entering a light and airy entrance hall there is access off to the ground floor accommodation which consists of a cloakroom, a good sized lounge, a very well equipped fitted kitchen/diner with integrated appliances and having sliding double glazed doors accessing the garden. To the first floor is a bathroom along with three bedrooms, the principal having an en-suite and fitted wardrobes.

Externally to the front are two parking spaces whilst to the rear is a mature garden offering a variety of shrubs and recently planted trees along with a lawn.

## Location

Pool is situated between the towns of Camborne and Redruth with local amenities nearby including a supermarket college and schools and easy access to the A30. Both north and south coasts with their contrasting coastlines are ideal for water sports enthusiasts as well as the ability to enjoy their natural landscapes taking in our beautiful coastline.

The city of Truro lies approximately fifteen miles distant being the main centre in Cornwall for business and commerce with its cobbled streets, three spired cathedral and Hall for Cornwall located on the Piazza.

### ACCOMMODATION COMPRISSES

Entrance door opening to:-

### ENTRANCE HALLWAY

Staircase to first floor. Understairs storage cupboard. Radiator and access to:-

### CLOAKROOM

Double glazed window to front elevation, wash hand basin and close coupled WC. Radiator and laminated flooring.

### LOUNGE 15' 8" x 10' 8" (4.77m x 3.25m) maximum measurements

Double glazed window to front elevation. Radiator.

## **KITCHEN/DINER 17' 8" x 11' 5" (5.38m x 3.48m) maximum measurements**

Double glazed sliding doors accessing the garden, uPVC double glazed window. A good range of base and wall mounted storage cupboards, work surfaces, integrated dishwasher, one and a quarter sink unit with mixer tap. Three drawer storage unit. Built-in double oven and gas hob with splashback and stainless steel extractor. Integrated fridge and freezer. Pull out larder style storage cupboard, built-in cupboard with plumbing for automatic washing machine, vertical radiator.

## **FIRST FLOOR LANDING**

Radiator. Double glazed window to side elevation. Built-in cupboard with the gas fired boiler. Doors off to:-

## **BEDROOM ONE 11' 11" x 9' 0" (3.63m x 2.74m)**

Double glazed window to rear elevation and radiator.

## **BEDROOM TWO 8' 7" x 8' 6" (2.61m x 2.59m)**

Double glazed window to rear elevation and radiator.

## **PRINCIPAL BEDROOM THREE 11' 2" x 8' 11" (3.40m x 2.72m) plus door recesses**

Double glazed window to front elevation and radiator. Built-in double wardrobe and access to:-

## **EN-SUITE**

A modern white suite comprising of a wash hand basin, close coupled WC, walk-in shower, chrome heated towel rail, shaver point and extractor fan.

## **FAMILY BATHROOM**

Double glazed windows. White suite comprising close coupled WC, pedestal wash hand basin with shower over and shower screen. Shaver point, extractor fan and chrome heated towel rail.

## **OUTSIDE FRONT**

Immediately to the front of the property are parking spaces for two vehicles.

## **REAR GARDEN**

The rear garden is enclosed with paved patio, lawn and a variety of recently planted trees and a variety of shrubs making this a delightful garden to enjoy. Also within the garden is an area of gravel with raised planters.

## **SERVICES**

Mains water, mains drainage, mains electricity and mains gas.

## **AGENT'S NOTE**

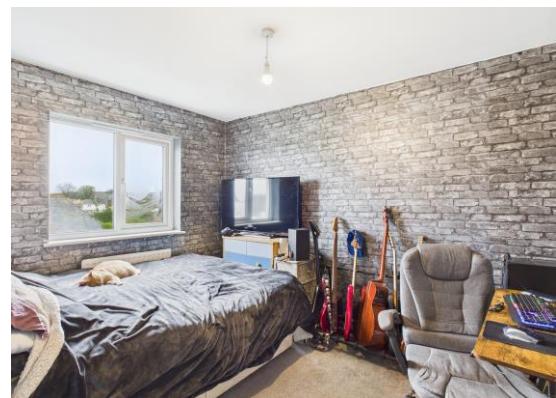
The Council Tax band for the property is band 'B'.

## **AGENT'S NOTE TWO**

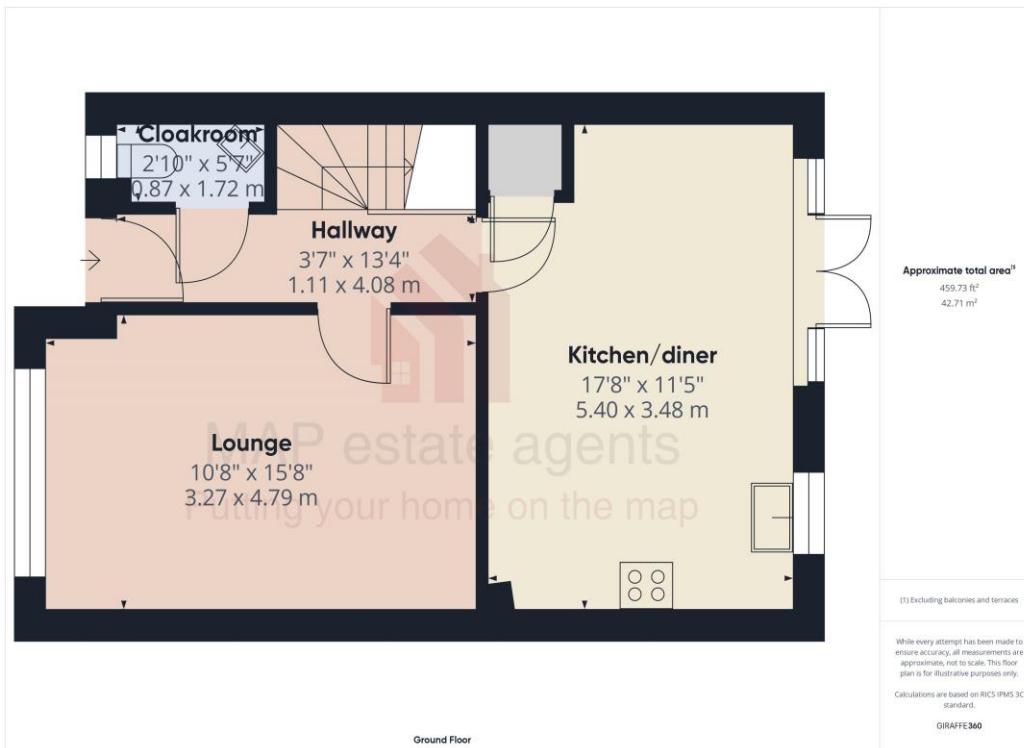
The garden & grounds maintenance is currently £25.73 per month and is paid to Greenbelt Group Ltd.

## **DIRECTIONS**

Proceeding along Trevenson Road from the roundabout, turn right just after the Pool Innovation Centre, at the junction turn left and then first right into Trevenson Park, taking the next turning on the right hand side where the property is situated on the left hand side where a MAP For Sale sign has been erected for identification purposes. If using What3words:- doubts.gobbling.relating



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 95        |
| (81-91)                                     | B |                         | 84        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



## MAP's top reasons to view this home

- Beautifully presented semi-detached modern family home
- Three bedrooms, principal with en-suite and built-in wardrobe
- Family bathroom plus ground floor cloakroom
- Fitted kitchen/diner with integrated appliances
- Generous lounge
- uPVC double glazed windows and gas central heating system
- Pretty enclosed rear garden
- Ideal position for access to A30
- Situated within a cul-de-sac position
- Two parking spaces



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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